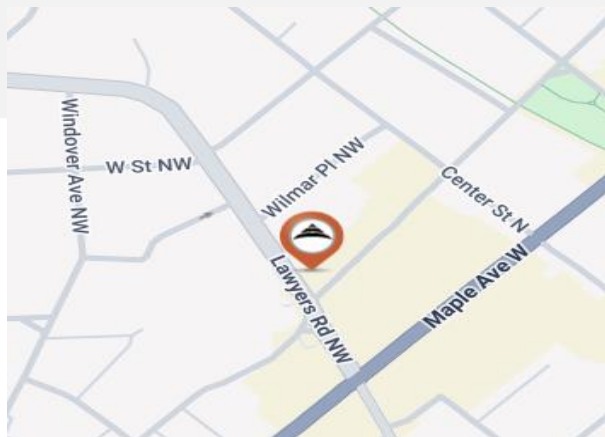




Summary

Second Floor: 1,200 SF
Lease Rate: \$38/SF + NNN (\$12/SF)



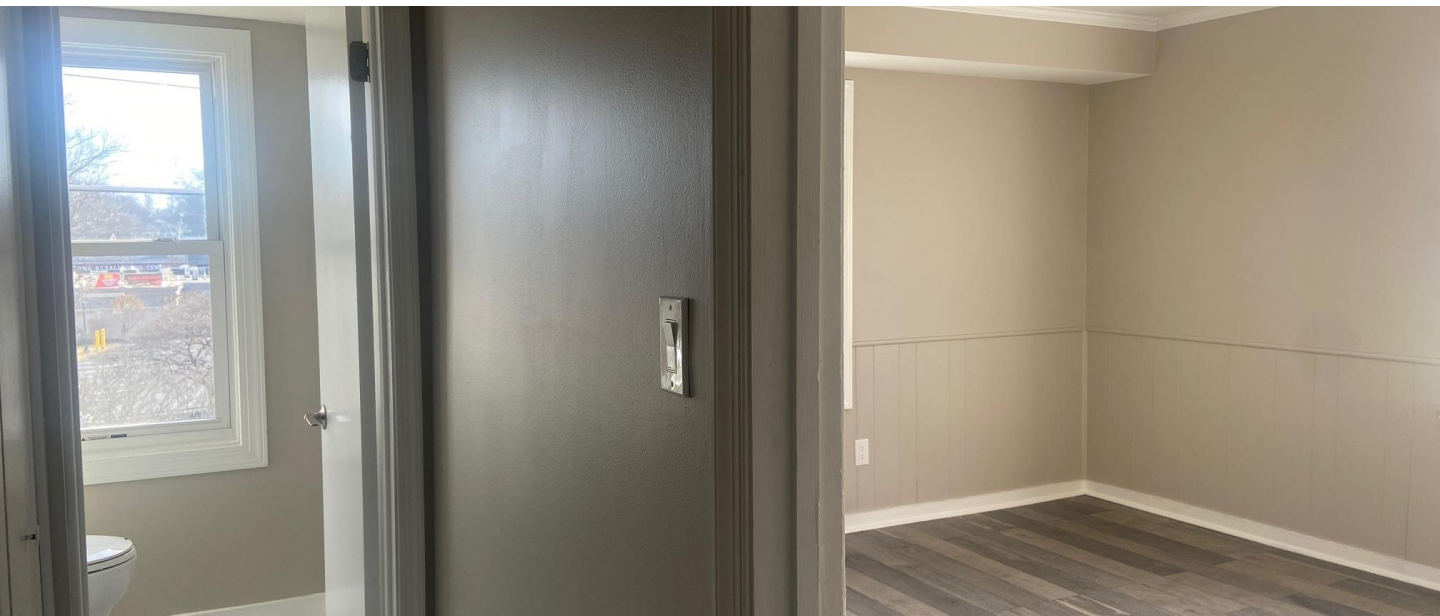
Property Highlights

- Quick, easy stair access to private entrance on the second floor
- Partially refreshed space with the opportunity for a full landlord renovation for long-term tenants
- Excellent visibility on busy corner of town
- Plenty of parking and signage available
- Near annual community events
- Landlord to update building exterior and parking lot

The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

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Demographics & Map

KEY FACTS

2 miles

48,177

Population



Average Household Size

41.9

Median Age

\$215,489

Median Household Income

ANNUAL HOUSEHOLD SPENDING

2 miles



\$5,385

Apparel & Services



\$500

Computers & Hardware



\$9,373

Eating Out



\$15,661

Groceries



\$16,075

Health Care

INCOME

2 miles



\$215,489

Median Household Income



\$94,577

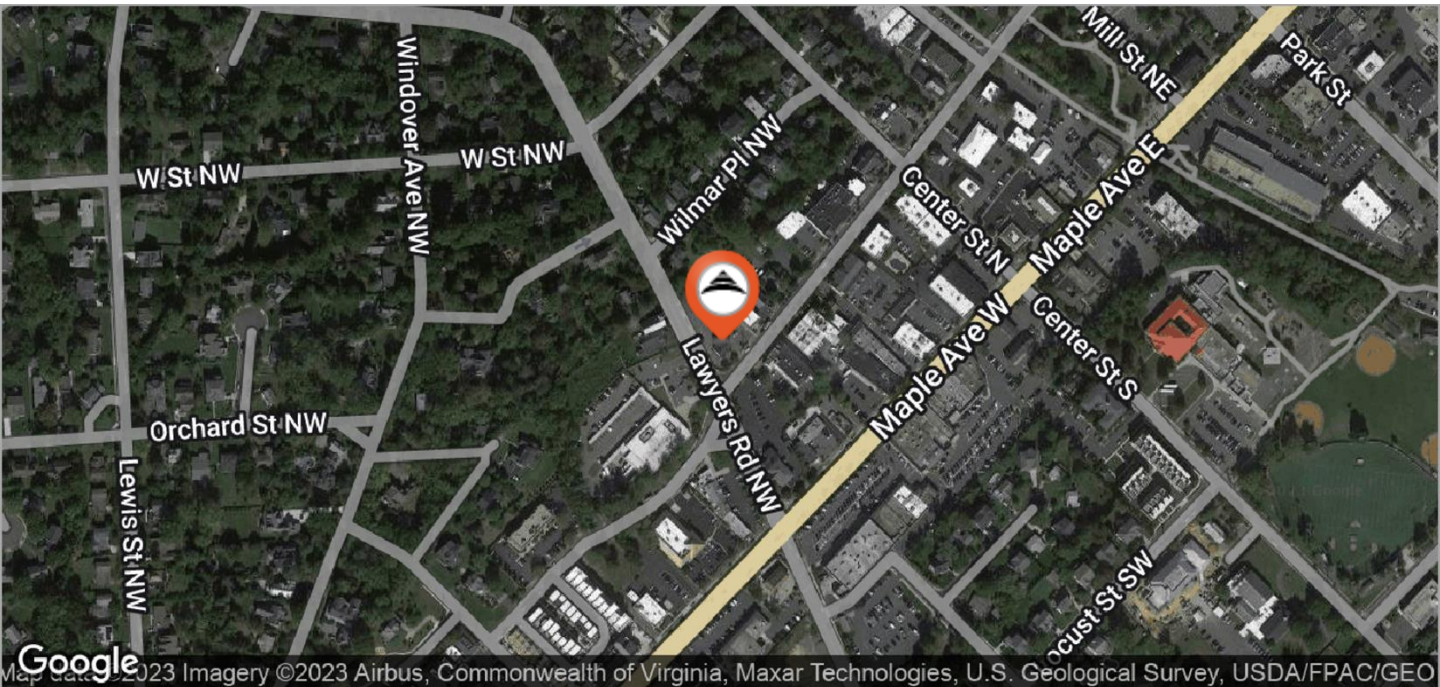
Per Capita Income



\$1,445,649

Median Net Worth

Variables	2 miles	5 miles	10 miles
2025 Total Population	48,177	277,015	1,191,390
2025 Total Households	16,722	104,067	441,901
2025 Average Household Size	2.87	2.64	2.66
2025 Median Household Income	\$215,489	\$165,028	\$156,126
2025 Median Age	41.9	39.4	38.7



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